

PLANNING COMMISSION

ACTION MINUTES

TUESDAY, DECEMBER 2, 2003

Chair Gibson called the meeting to order at 7:00 p.m. at the Twin Pines Senior and Community Center.

1. ROLL CALL:

Present, Commissioners: Gibson, Parsons, Torre, Dickenson, Long, Frautschi

Absent, Commissioners: None

Present, Staff: Community Development Director Ewing (CDD), Principal Planner de Melo (PP), City Attorney Savaree (CA), Recording Secretary Flores (RS)

2. AGENDA AMENDMENTS: None

3. COMMUNITY FORUM: None

4. CONSENT CALENDAR:

4A. Verbatim Minutes of 11/18/03 - "Cabarets" in C-1 and C-2 Zoning Districts

Motion: By Commissioner Torre Second by Commissioner Frautschi, to approve the Verbatim Minutes of 11/18/03.

Ayes: Torre, Frautschi, Parsons, Dickenson, Long, Gibson

Noes: None

Absent: None

Motion passed: 6/0

4B. Resolution to Deny Appeal at 2700 All View Way

Commissioner Torre recommended that item 3, the Resolution be deleted.

Motion: By Commissioner Parsons, second by C Dickenson, to Approve the Resolution with an Amendment to delete item 3, to Deny the Appeal at 2700 All View Way.

Ayes: Parsons, Dickenson, Frautschi, Long, Torre, Gibson

Noes: None

Absent: None

Motion passed: 6/0

Vice Chair Parsons requested that staff provide a report to the Commission regarding the legal rights of a "Dog Fanciers" licensee.

Chair Gibson stated that this decision can be appealed to the City Council within 10 days.

5A. PUBLIC HEARING – Lot Adjacent to 584 Middle Road

To consider a Single Family Design Review and Tree Removal Permit to construct a new 3,499 square foot Single-family residence that is below the zoning district permitted 3,500 square feet for this site.

(Appl. No. 03-0083)

APN: 044-194-440; Zoned: R1-A (Single Family Residential)

CEQA Status: Categorical Exemption per Section 15303, Class 3(a)

Applicant/Owner(s): Frank and Bree Prince

PP de Melo summarized the staff report and was available for questions.

Discussion ensued regarding the requirement of a fee deposit for the purpose of tree replacement.

Neighbor, Rathi Almaula 512 Middle Road stated her privacy would be negatively impacted by this addition.

MOTION: by Commissioner Frautschi, second by Commissioner Long to close the Public

Hearing.

MOTION PASSED

The Commission stated that there are no specific protections for privacy or private views, however urged the neighbors to work together to find a mutual solution.

Motion: By Commissioner Torre, second by Commissioner Dickensen, to adopt the Resolution to approve a Single Family Design Review and Tree Removal at the Lot Adjacent to 584 Middle Road with the Conditions as stated.

Ayes: Torre, Dickensen, Parsons, Frautschi, Long, Gibson

Noes: None

Motion passed: 6/0

Chair Gibson stated that this decision can be appealed to the City Council within ten days.

5B. PUBLIC HEARING – Amendment to Zoning Ordinance

To consider an amendment to the Belmont Zoning Ordinance regarding the review and approval of single and two-family residential dwellings (Section 13 - Design Review). The amendment will consider establishing a new Section 13A – Single Family Design Review including revised purpose statements, procedures, findings, standards and other provisions. Planning Commission recommendations will be forwarded to City Council for final action.

(Appl. No. 03-0115)

CEQA Status: Negative Declaration

Applicant: City of Belmont

CDD Ewing summarized staff report.

The Commission complimented staff on a good report

Chair Gibson opened the Public Hearing – no one came forward to speak.

MOTION: By Commissioner Parsons, second by Commissioner Dickenson, to close the public hearing. Motion passed.

Discussion ensued with Planning Commission and CDD Ewing.

MOTION: By Commissioner Torre, Second by Commissioner Dickenson to move the resolution of the Planning Commission of the City of Belmont recommending to the City Council an amendment to section 13 Design Review and the establishment of 13a, Single Family and Duplex Residential Design Review of the Belmont Zoning Ordinance with Conditions as stated.

AYES: Torre, Dickenson, Long, Frautschi, Parsons, Gibson

NOES: None

Motion Passed 6/0

6. REPORTS, STUDIES, UPDATES, AND COMMENTS

6A. Update on Arco Station Landscaping – 470 Ralston Avenue

PP de Melo summarized the background of the project relative to project landscaping.

PP de Melo determined due to staff oversight, the revised landscape plan was not brought back to the Planning Commission for review.

Arco representative Tom Schoenstein and Commissioner Parsons spoke on the history of the project, as well as previous agreements made regarding landscaping.

Discussion ensued with the Commission, staff and Mr. Schoenstein regarding possible options available to landscape the Arco site.

The Planning Commission gave staff direction to complete the condition as written.

Staff stated that a landscape plan would be brought back to the Planning Commission for review

7. ADJOURNMENT:

The meeting adjourned at 9:01 p.m.

Craig A. Ewing, AICP

Planning Commission Secretary

Audiotapes of Planning Commission Meetings are available for review in the Community Development Department

Please call (650) 595-7416 to schedule an appointment.